

When recorded return to:
Richard Raymond Boulton
1235 Aspen Circle
Hollister, CA 95023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3984
Sep 13 2019
Amount Paid \$823.80
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039862

CHICAGO TITLE
620039862

STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzanne A Baertschi and Dennis Baertschi, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richard Raymond Boulton, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PARCEL A: POR GOV LOT 7, SEC 20, TWN 35N, RNG 9E, W.M. & PARCEL B: POR
BURLINGTON NORTHERN INC. ROW

Tax Parcel Number(s): P44573/350920-0-026-0000, P44567/350920-0-021-0100

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 12, 2019

Suzanne A Baertschi
Suzanne A Baertschi
Dennis Baertschi
Dennis Baertschi

State of ~~WASHINGTON~~ WI
County of ~~SKAGIT~~ DANE

I certify that I know or have satisfactory evidence that Suzanne A Baertschi and Dennis Baertschi are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-12-19

SA
Name: Steven Andrew Adams
Notary Public in and for the State of WI
Residing at: Dane County, WI.
My appointment expires: 3-20-21

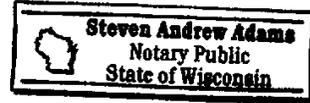


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P44573/350920-0-026-0000 and P44567/350920-0-021-0100

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST MARGIN LINE OF STATE HIGHWAY 17-A AS SAID HIGHWAY EXISTED ON APRIL 26, 1965, WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7; THENCE NORTHWESTERLY ALONG SAID WEST MARGIN LINE OF SAID STATE HIGHWAY 100 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7 TO THE SKAGIT RIVER; THENCE SOUTHEASTERLY ALONG THE SKAGIT RIVER TO THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 7; THENCE EAST ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING. EXCEPT RAILROAD RIGHT OF WAY.

PARCEL B:

THAT PORTION OF BURLINGTON NORTHERN INC. RIGHT OF WAY 100 FEET IN WIDTH EMBRACED BETWEEN THE SOUTH LINE OF GOVERNMENT LOT 7 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 9 EAST, W.M., A LINE 100 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF GOVERNMENT LOT 7, BEING A PORTION OF PROPERTY ACQUIRED FROM SAMUEL THOMPSON AND ANNIE M. THOMPSON BY DEED DATED DECEMBER 14, 1899, RECORDED IN SKAGIT COUNTY DEED RECORDS AT VOLUME 40, PAGE 181, DECEMBER 18, 1899.

BOTH SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Grantor: Burlington Northern Inc., a Delaware Corporation
Recording Date: June 29, 1977
Recording No.: 859539

Affects: Parcel B

2. Matters contained in that certain document

Entitled: Notice of Claim to Severed Mineral Interest
Dated: October 13, 2008
Executed by: and between
Recording Date: July 24, 2009
Recording No.: 200907240052

Reference is hereby made to said document for full particulars.

3. Aquatic Lands Lease

Recording Date: September 26, 2012
Recording No.: 201209260022

4. Any question that may arise due to shifting or change in the course, boundaries or high water line of Skagit river or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Skagit river.
5. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
6. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses.

EXHIBIT "B"

**Exceptions
(continued)**

and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."